



## Montgomery County Government

February 14, 1995

Ms. Irene Carrato  
Loiederman and Associates  
15200 Shady Grove Road  
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request  
for the Clarksburg Town Center  
Preliminary Plan #: 1-95042  
Tract Size/Zone: 269 Ac/ RMX-2  
Total Concept Area: 172 Acres  
Tax Plate: EW  
Liber/Folio: 6776/876, 8825/755  
Montg. Co. Grid: 05A10&11

Dear Ms. Carrato:

Based on a review by the Permitting and Plan Review Staff, the stormwater management concept for the above mentioned site is **unacceptable** and is hereby **denied**. The primary stormwater management concept, submitted for review, consists of on-site water quantity and quality control via large wet ponds and limited use of infiltration/ sand filters.

The reasons for the denial of the concept are as follows. The submission fails to:

- o Provide a proposed monitoring and compliance program per the Special Protection Areas (SPA) Law, Bill 26-94.
- o Provide a conceptual sediment control plan that outlines how sediment can be controlled for the entire site without encroaching into the stream valley buffers.
- o Provide a copy of the water quality certification or proof of submission and a report on the status of the review, and a copy of any revisions requested.
- o Provide a revised comprehensive floodplain study that shows both the existing and proposed roadway crossings and any in-stream stormwater management facilities. Due to the change in land use, the analysis must show the effect of the existing land use versus the proposed land use. The study limits will need to extend into the existing subdivision on the south side of Stringtown Road for analysis of the pre and post development scheme for your site.

Please submit a revised stormwater quantity and water quality plan for review and approval that provides for/ addresses **ALL** of the following:

- A. Quantity and quality control (Qn and Ql) for the entire site that minimizes the need for compensation areas. This is due in part to erodible nature of the soils in the stream valleys.
- B. Locate all stormwater management structures outside of stream valley buffers, except as agreed to by M-NCPPC and DEP, and avoid unnecessary impact on natural wetlands.

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If you have any questions regarding these actions, please feel free to contact Richard Gee at (301)217-6312.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with the first name "Richard" being more prominent.

Richard R. Brush, Manager  
Division of Water Resources Management  
Permitting & Plan Review Section

RRB:enm:CN195042

cc: J. Cheung  
J. Davis  
N. Baig  
SM File #1-95042